

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

June 3, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 89-11-SPH
SW/C Merritt Blvd. and Eilers Avenue
(2020 Merritt Blvd.)
12th Election District - 7th Councilmanic
Petitioner(s): Fred Filletti, et al
Contract Agent: Jerald A. Berlin
HEARING SCHEDULED: WEDNESDAY, JULY 20, 1988 at 9:00 a.m.

SPECIAL HEARING: An amendment to the site plan in Case #83-154-A and 4298 to allow the conversion of a full service station to a gas and go operation.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: Mr. Fred Filletti
Mr. Jerald A. Berlin
Mrs. K. Swigert/Motor Fuel Inspection Division
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

April 28, 1988

Mrs. K. Swigert
Motor Fuel Inspection Division
P.O. Box 1751
Annapolis, Maryland 21404

Re: Merritt Texaco
2020 Merritt Boulevard
12th Election District

Dear Mrs. Swigert:

Please be advised that Jerald A. Berlin, operator of the above referenced business, has filed a Petition for Special Hearing to allow conversion from a full service station to a gas and go operation. The petition request was accepted on April 22, 1988 as Item No. 389.

The normal processing time for petitions is about three months. As such, the hearing on this case will not be held until late July. Mr. Berlin requested that I advise you of such in the hope that you will withhold any of your enforcement procedures until after the case is held and determined.

I will add your name to his case file so that you will be notified of the hearing date and receive a copy of the decision.

If you have any questions, please feel free to call me at 494-3391.

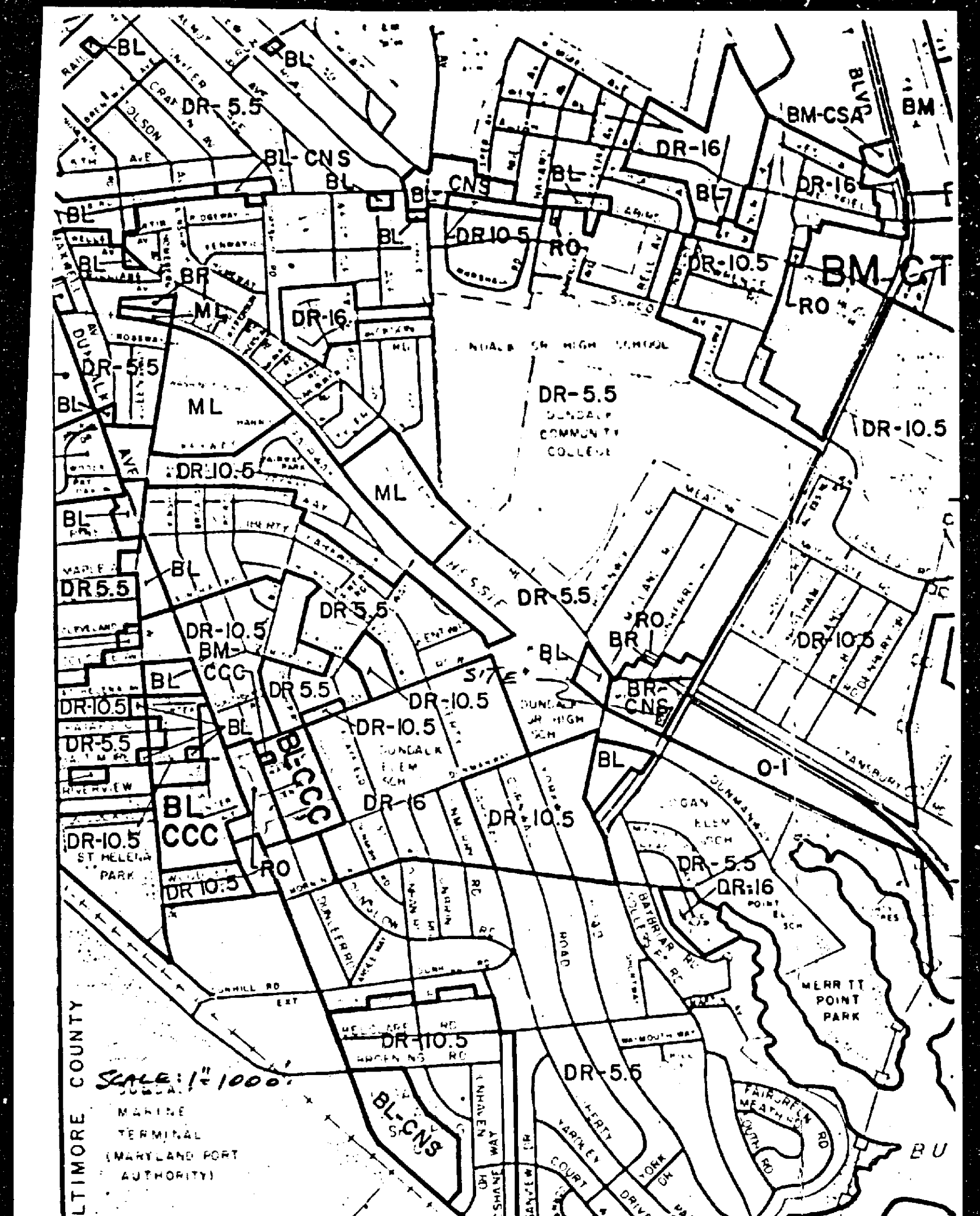
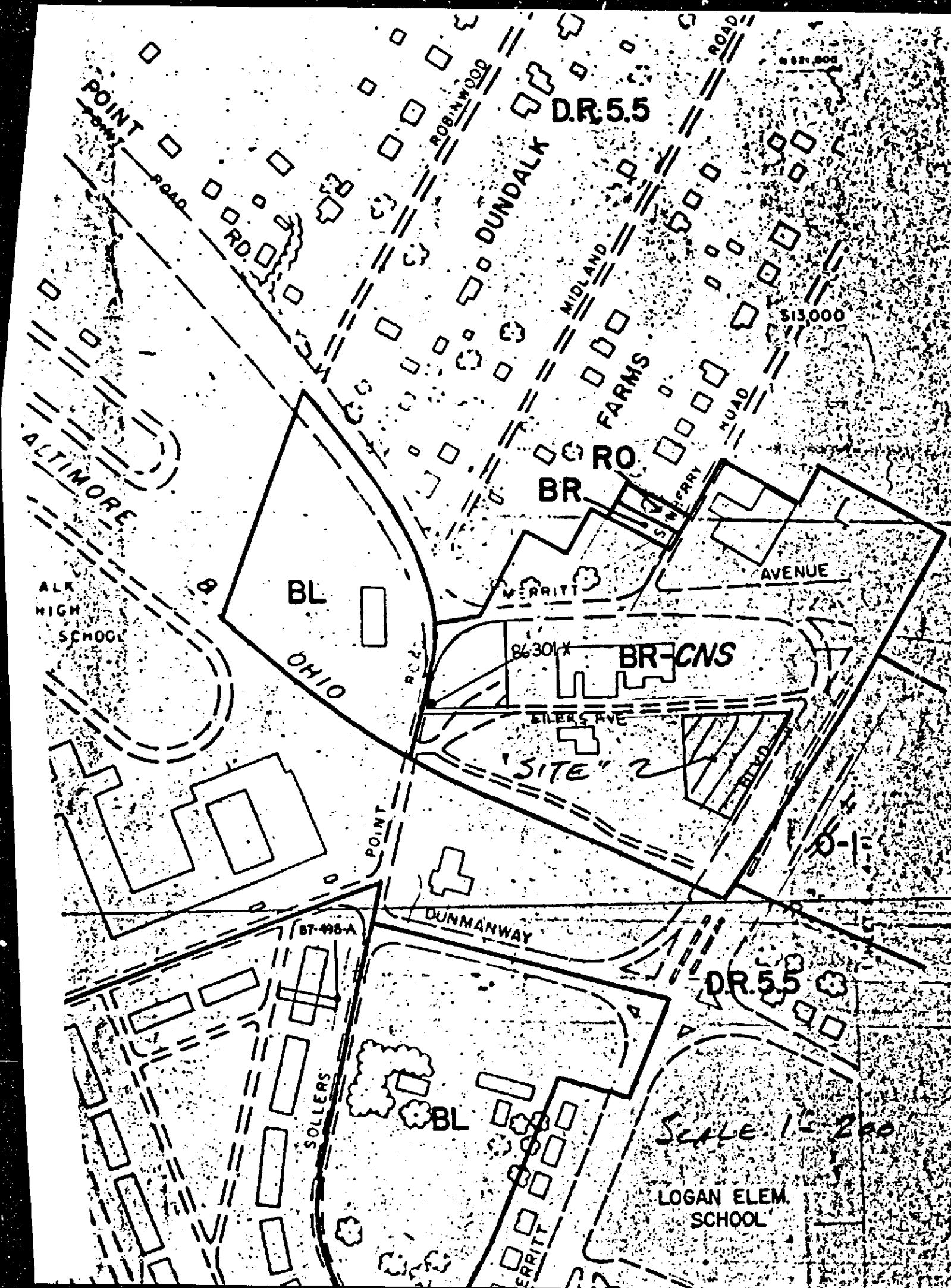
Very truly yours,

JAMES E. DYER
Zoning Supervisor

BY: Christine K. Rorke
Planning & Zoning
Associate III

CKR:cer

cc: Jerald A. Berlin
Case File Item No. 389



Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500
Paul H. Reinke
Chief

May 18, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Fred Filletti, et al

Location: SW/C Merritt Blvd., & Eilers Avenue

Item No.: 389

Zoning Agenda: Meeting of 5/3/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division
Fire Prevention Bureau

* NFPA 30, 1981 Ed., Sec. 7-8.4.3, shall apply. All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to dispense, observe & control the dispensing of class I liquids while said liquids are actually being dispensed.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner Date: June 23, 1988
FROM: P. David Fields, Director Office of Planning and Zoning
SUBJECT: Zoning Petition #89-11-SW, 89-18-A

There are no comprehensive problems requiring comments on these petitions.

P. David Fields
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
J. G. Hoswell
Zoning File

cc: Mr. Jerald A. Berlin

RECEIVED
JUN 23 1988
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 11, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Fred Filletti and
Mr. Don Filletti
7815 Seaside Road
Dundalk, Maryland 21222

RE: Item No. 389 - Case No. 89-11-SPH
Petitioner: Fred Filletti, et al
Petition for Special Hearing

Dear Mr. Filletti:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204

89-11-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
4th day of May, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Fred Filletti, et al
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

6/6/88
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 389, Zoning Advisory Committee Meeting of May 3, 1988
Property Owner: Fred Filletti et al
Location: SW/C Merriitt Blvd + Eilers Ave. District 12
Water Supply metro Sewage Disposal metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests, have been _____, must be _____, conducted.
 - () The results are valid until _____.
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____.
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others Waste oil tanks must be removed or properly abandoned and backfilled unless placed into immediate use.

Karen M. Sherry

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

May 23, 1988



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

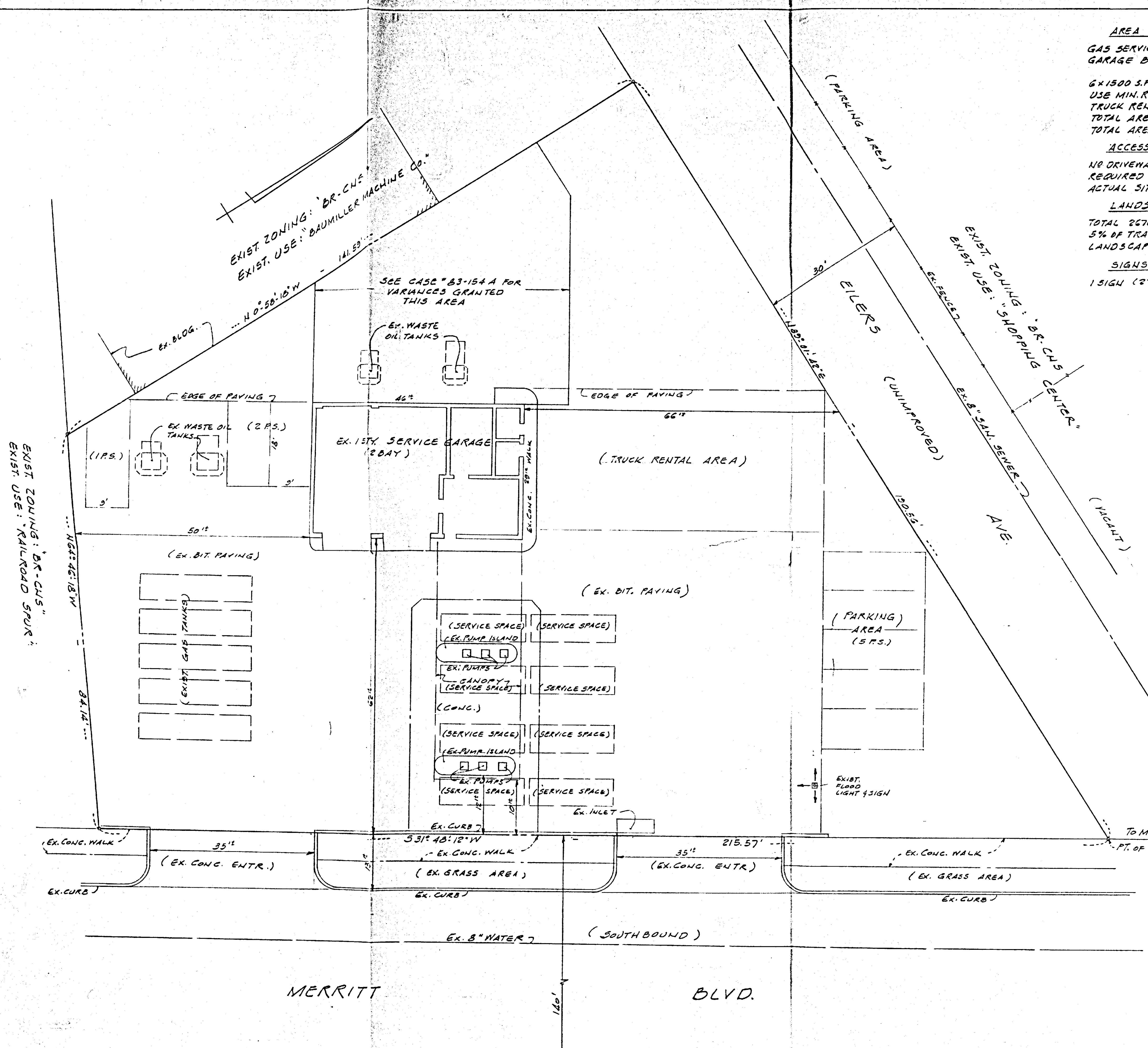
The Bureau of Traffic Engineering has no comments for items number 362, 381, 382, 383, 384, 385, 386 and 389.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pml-b

RECEIVED
MAY 26 1988
ZONING OFFICE

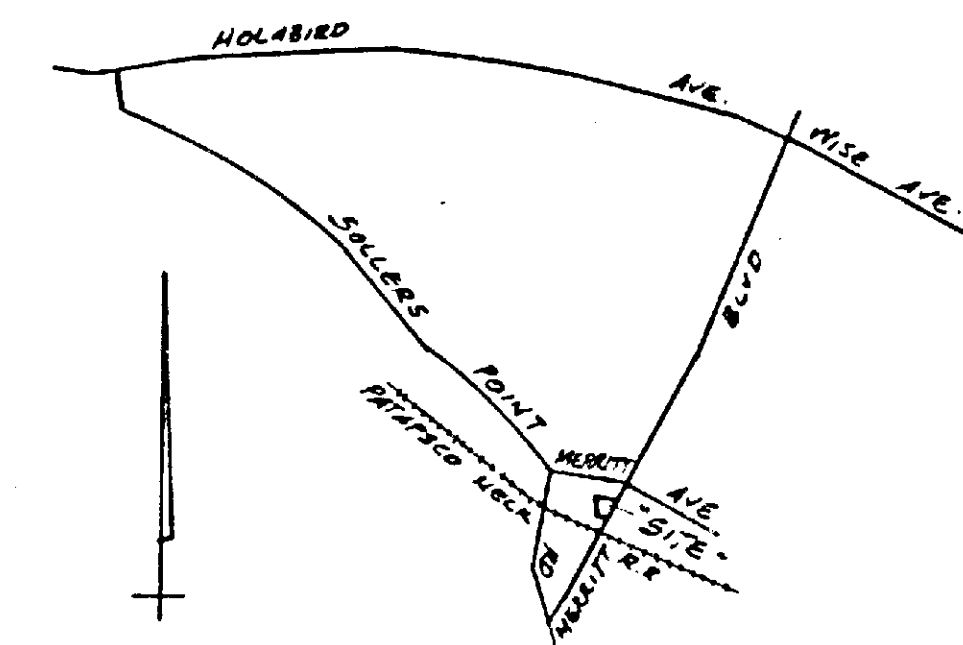


AREA REQUIREMENT
 GAS SERVICE SPACES = 4
 GARAGE BAYS = 2
 6x1500 S.F. = 9,000 S.F.
 USE MIN. REQUIREMENT = 15,000 S.F.
 TRUCK RENTAL AREA = 4,000 S.F.
 TOTAL AREA REQ'D = 28,000 S.F.
 TOTAL AREA PROVIDED = 22,346.28 S.F.

ACCESS POINT
 NO DRIVEWAYS ON FRONT STREET = 2
 REQUIRED WIDTH = 65' ± = 130'
 ACTUAL SITE WIDTH = 215.57'

LANDSCAPING
 TOTAL 2670 S.F. = 11.9% OF TRACT
 5% OF TRACT = 1117 S.F.
 LANDSCAPING CONSISTS OF GRASS

SIGNS
 1 SIGN (2'x4') x 2 = 16 SF



LOCATION PLAN
 SCALE: 1" = 2000'

GENERAL NOTES

1. AREA OF SITE = 0.5130 AC. (22,346.28 S.F.)
2. EXIST. ZONING OF SITE = "BR-CNS"
3. EXIST. USE OF SITE = "FULL SERVICE STATION"
4. PROP. ZONING OF SITE = "BR-CNS"
5. PROP. USE OF SITE = "GAS AND GO STATION"
6. OFF-STREET PARKING REQ'D:
 EXIST. BLDG. 40'x25' 1234 S.F./300 = 4.4 = 5 P.S.
7. PARKING SPACES SHOWN (INCL. 2 BAYS) = 10 P.S.
8. ORIGINAL ZONING FOR SERVICE STATION GRANTED 11-29-57 CASE #2288-X
9. PETITIONER REQUESTING A SPECIAL HEARING TO AMEND THE SITE PLAN TO ALLOW THE CONVERSION OF A FULL SERVICE STATION TO A GAS AND GO OPERATION
10. REAR YARD VARIANCE GRANTED (1-28-83) CASE #83-154-A
11. ANCILLARY USES:
 A. SALE OF ITEMS FROM VENDING MACHINES
 B. SALE OF SMALL AUTO PARTS AND ACCESSORIES
 C. MINOR ACCESSORY USES SUCH AS RESTROOM, SALE OF MOTOR OIL, ANTI-FREEZE AND ALLIED PRODUCTS.
 D. TRUCK RENTAL
12. PUBLIC SEWER & WATER AVAILABLE TO SITE

PLAT TO ACCOMPANY PETITION
 FOR

SPECIAL HEARING
"2020 MERRITT BOULEVARD"

ELECT. DIST. 12

BALTIMORE CO., MD

SCALE: 1" = 10'

APRIL 15, 1988

PETITIONER'S
EXHIBIT 1

#389

PAUL LEE ENGINEERING, INC.
 304 W. PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204